



CADDINGTON BLUE

251 Building, Southwark Bridge Road. SE1

Property Price: £ 950,000

Property Type: Apartment





CADDINGTON BLUE

Floor Plan:

TWO LEFT ONE

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COMPIER GENE RATIO IMAGE - 2 BEDROOM APARTMENT (FLOOR 20)



2 BEDROOM APARTMENT

2 bedroom apartments benefit from a large L-shaped sitting room and dining space, with adjoining fitted kitchen. The master bedroom suite has an ensuite shower room and fitted wardrobes. The second bedroom also has fitted wardrobes, and there is a family bathroom. The living room opens onto the wintergarden to create further space for entertaining and relaxation.

WM Washing Machine RF Fridge Freezer DW Dishwasher W Wardrobe

TYPICAL 2 BEDROOM TYPE A WITH WINTERGARDEN

APARTMENT NUMBERS

10.02 - 10.02	19.09 - 22.09
10.08 - 10.08	23.05 - 25.05
11.08 - 10.06	23.10 - 26.10
11.12 - 10.12	26.02 - 27.02
19.04 - 22.04	26.07 - 27.07

LIVING / KITCHEN / DINING AREA

6940 x 4000 mm | 22'9" x 13'0"

MASTER BEDROOM

4660 x 2650 mm | 15'3" x 9'4"

BEDROOM 2

3540 x 2720 mm | 11'7" x 9'0"

WINTERGARDEN

624 x 92 sq.m | 99 sq.ft

TOTAL GFA: 76.66 sq.m | 834 sq.ft

NOT SUBJECT TO CHANGES
FLOOR PLAN NOT DRAWN TO SCALE*



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Property Description

An impressive 27th floor luxury brand new two bedroom apartment in this landmark building in Central London. The apartment has the enhanced 'select 10' finish, marble bathrooms, high specification kitchen with Miele appliances, and the winter garden is the unique corner unit that has a glazed panel on the short return to give 180 degree panoramic views (other apartments only have a solid wall). It also offers simply stunning views of London. With 24 hour concierge, residents Gym, Cinema and much more this will be one of SE1's most premium buildings.

Access to the building is via 24 hour concierge and there are 4 lifts operating in the building. The apartment includes herringbone flooring, stone work-surfaces with matching splash-backs, fitted wardrobes in the bedroom, Cat 6 cabling and Sky+.

The building itself has a wealth of amenities including a residents gym, cinema club, residents functional entertaining space (which can be pre-booked to host dinner parties for example), contemporary restaurant, 'Get Connected' Lounge, and a Cafe-Bar.

Other Features include a 999 year lease, 10 year build warranty and a dedicated bicycle bay within a secure basement with lift access from ground floor to basement designed for bicycles.

Transport links are excellent with three well known transport hubs on your doorstep:

Elephant & Castle Station - hosts Bakerloo and Northern Lines (West End / City destinations) as well as Main Land British Rail (Direct to Luton and Gatwick Airport, Kings Cross and Brighton)

This is a re-sale apartment which means the original buyer is looking to sell the property on before completion.

For a full sales brochure and floor plan brochure please get in touch.

****Please note internal photos are of the show flats****

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2: Any areas, measurements or distances are approximate. The text, computer generated images and plans are for guidance only and are not necessarily comprehensive.

Key Features

Area : 824sq ft
Bedrooms : 2
Bathrooms : 2
Status : For Sale